

Section '3' - Applications recommended for PERMISSION, APPROVAL or CONSENT

Application No : 14/04830/FULL1

Ward:
Cray Valley East

Address : 23 Chalk Pit Avenue Orpington BR5 3JH

OS Grid Ref: E: 547577 N: 168965

Applicant : Mr & Mrs Alan Madigan

Objections : YES

Description of Development:

Single storey rear extension

Key designations:

Areas of Archaeological Significance
Biggin Hill Safeguarding Birds
Biggin Hill Safeguarding Area
London City Airport Safeguarding
Open Space Deficiency

Proposal

This application was deferred by the Planning Sub-Committee which convened on 5th March in order to seek a reduction in the roof pitch. The applicant has resolved not to lower the roof pitch. The previous report is repeated below.

The proposal is for a 4m-deep single storey rear extension which will incorporate a gable-end roof which will rise to a maximum height of 4.7m (as scaled). The proposed roof will incorporate two rooflights along its eastern roof slope. The proposed extension is shown to fall short of an existing detached garage situated to the rear of the application dwelling.

The application is accompanied by a supporting letter.

Location

The application site is situated along the northern side of Chalk Pit Avenue and forms one-half of a pair of semis. The surrounding area is residential in character.

Comments from Local Residents

Nearby owners/occupiers were notified of the application and representations were received which can be summarised as follows:

- no objection in principle to a single storey rear extension; however, the large pitched roof that is proposed above the extension will undermine the amenities of No. 25
- proposal will undermine living conditions for neighbouring owner confined to the house for most of the day
- adverse effect resulting from height and massing of the proposed extension will undermine outlook and residential amenity
- proposed roof will be visually intrusive

Comments from Consultees

Not applicable.

Planning Considerations

The application falls to be determined in accordance with the following policies of the Unitary Development Plan and the London Plan:

BE1 Design of New Development
H8 Residential Extensions

Planning History

Under ref. 13/03511, planning permission was granted in respect of a 4m-deep single storey rear extension with a flat roof design (not exceeding the existing eaves height), and for roof alterations incorporating a rear dormer. That scheme has not been implemented.

Conclusions

The main issues relating to the application are the effect that it would have on the character of the area and the impact that it would have on the amenities of the occupants of surrounding residential properties.

As noted above, under ref. 13/03511, planning permission was granted for a single storey rear extension and for roof alterations to incorporate a rear dormer. In essence, this proposal seeks an enlargement of the permitted single storey rear extension to incorporate a more substantial gable roof (which would result in the omission of the previously proposed dormer).

The adjoining semi at No. 21 incorporates a single storey rear (conservatory) extension, whilst the other neighbouring dwelling at No. 25 to the east is elevated relative to the application site. No. 25 has been enlarged at ground floor level at the rear and at roof level to incorporate a partially hipped roof with a rear dormer.

Concerns have been expressed by the residents of No. 25 (situated to the east of the application site), specifically in relation to the proposed roof, which is considered to be visually intrusive and which will lead to a loss of outlook. However, taking account of the ground level differences between the houses (No. 25 is elevated by approximately 1m relative to the application dwelling), the depth

of the proposed extension, and the fenestration at No. 25, it is not considered that the amenities of the neighbouring dwelling will be so significantly affected to warrant refusal of the scheme. No. 25 contains corner windows at its NW corner at the side and rear. Whilst it is acknowledged that there will be some loss of outlook, it is considered that this will be limited and that most of the existing outlook will be retained. Furthermore, the outlook from the rear-facing window will be unaffected.

Having had regard to the above it was considered that the development in the manner proposed is acceptable in that it would not result in a significant loss of amenity to local residents nor impact detrimentally on the character of the area.

Background papers referred to during production of this report comprise all correspondence on the file refs set out in the Planning History section above, excluding exempt information.

RECOMMENDATION: PERMISSION

Subject to the following conditions:

- | | | |
|---|--------|--|
| 1 | ACA01 | Commencement of development within 3 yrs |
| | ACA01R | A01 Reason 3 years |
| 2 | ACC04 | Matching materials |
| | ACC04R | Reason C04 |
| 3 | ACK01 | Compliance with submitted plan |
| | ACC03R | Reason C03 |

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"This plan is provided to identify the location of the site and should not be used to identify the extent of the application site"

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